

116.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

940,700 / 940,700

USE VALUE:

940,700 / 940,700

ASSESSED:

940,700 / 940,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
93		WRIGHT ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: MCCUNE MARIE S/ TRUSTEE

Owner 2: MCCUNE FAMILY REVOCABLE TRUST

Owner 3:

Street 1: 93 WRIGHT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: MCCUNE MARIE S -

Owner 2: -

Street 1: 93 WRIGHT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 11,753 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1976, having primarily Wood Shingle Exterior and 2804 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11753		Sq. Ft.	Site		0	70.	0.66	6									540,817						540,800	

Legal Description								User Acct
								74190
								GIS Ref
								GIS Ref
								Insp Date
								10/19/16

 Total Card / Total Parcel  
 940,700 / 940,700  
 940,700 / 940,700  
 940,700 / 940,700

 APPRAISED:  
 USE VALUE:  
 ASSESSED:

 10/19/16  
 !8979!

## USER DEFINED

Prior Id # 1: 74190

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

8979

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## PREVIOUS ASSESSMENT

Parcel ID 116.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	390,800	9100	11,753.	540,800	940,700	940,700	Year End Roll	12/18/2019
2019	101	FV	310,200	9600	11,753.	533,100	852,900	852,900	Year End Roll	1/3/2019
2018	101	FV	310,200	9600	11,753.	409,500	729,300	729,300	Year End Roll	12/20/2017
2017	101	FV	310,200	9600	11,753.	386,300	706,100	706,100	Year End Roll	1/3/2017
2016	101	FV	310,200	9600	11,753.	355,400	675,200	675,200	Year End	1/4/2016
2015	101	FV	284,000	9800	11,753.	332,200	626,000	626,000	Year End Roll	12/11/2014
2014	101	FV	284,000	9800	11,753.	305,900	599,700	599,700	Year End Roll	12/16/2013
2013	101	FV	284,000	9800	11,753.	305,900	599,700	599,700		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCUNE MARIE S,	75482-85	1	8/28/2020	Convenience		1	No	No	
MC NAMARA ROBER	72997-18		7/26/2019	Estate/Div		99	No	No	
	13207-120		6/1/1977		56,500	No	No		MARIE McNAMARA D.O.D. 2/22/2014 BK 64177 PG 3

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2018	429	Renovate	3,000	C				
9/18/2015	1372	Redo Bas	3,000					
8/4/2015	1056	Redo Bat	11,600					Remodel bath. All
7/3/2015	870	Redo Kit	30,000		7/3/2015			Remodel kitchen, i
6/16/1998	436	Addition	52,000	C				18X20 2 ST ADD

## ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2016	Meas/Inspect	DGM	D Mann
10/19/2016	Permit Visit	DGM	D Mann
3/23/2009	Measured	197	PATRIOT
2/10/2000	Measured	263	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

